

OHIO'S CROWN
JEWEL OF WINERIES

RAVEN'S GLENN WINERY & RESTAURANT

▶ VIDEO WALKTHROUGH

▶ DRONE FOOTAGE



COLDWELL BANKER
COMMERCIAL
SCHMIDT REALTY



THE OPPORTUNITY

This profitable, established winery and restaurant is located in scenic Coshocton County along the Tuscarawas River off of St Rt 36. Known for its “sweet wines” and premium dry wines this state-of-the-art winery has entered and placed in over 250 international and national competitions winning a platinum medal at the San Diego International, double gold medals at the San Francisco International and Best of Show at the Ohio Wine Competition. At the 2022 Ohio Wine Competition, it won gold medals for its White October and White Raven. The management team is dedicated and excellent with proven capabilities of making the highest quality wines, managing on-site operations and hosting fun events for individuals and large groups. Owner is excited to educate you on how to continue this quality winemaking program.

8.2 ACRES

96,000 GALLONS OF STAINLESS AND POLLY STORAGE

\$4,200,000 ASKING PRICE



Ravens Glen is located and is part of the sixteen corridor



Family owned, founded in 2003

THE OPPORTUNITY

- Winery, restaurant, and all wine making equipment and real estate being sold
- 4 structures with 28,474 SF combined, constructed between 2004-2010 consisting of an 8,540 sq ft wine production facility, 5,148 sq ft wine storage facility, 12,386 sq ft restaurant –seating area/kitchen and winery tasting room, 2,400 sq ft glass house.
- 30 full and part time staff including management staff
- Historically, 63%-65% of sales are retail, 35%-37% are wholesale through distributors.
- Gross Margin (CYE 12/31/2023) for total Company is 61%, TTM through 4/30/2024 is 69%.
- Inventory: Current juice, bulk and bottled wine is at seasonal historic levels that will support 2024 projected sales.



*THE BEST FINE DINING EXPERIENCE IN
WEST LAFAYETTE*

TASTING BAR

At our wine tasting bar, you'll embark on a sensory journey through a curated selection of exceptional, high-quality wines. Our knowledgeable staff, passionate about the art of winemaking, are not just servers but connoisseurs eager to share their expertise. They offer insightful guidance on the nuanced flavors, aromas, and origins of each pour, helping you discover your personal preferences and deepen your appreciation for the subtleties of fine wine. The sophisticated yet inviting ambiance provides the perfect backdrop for an enriching tasting experience, whether you're a seasoned enthusiast or a curious newcomer. Winery offers beer sales on premise, 8 taps available.

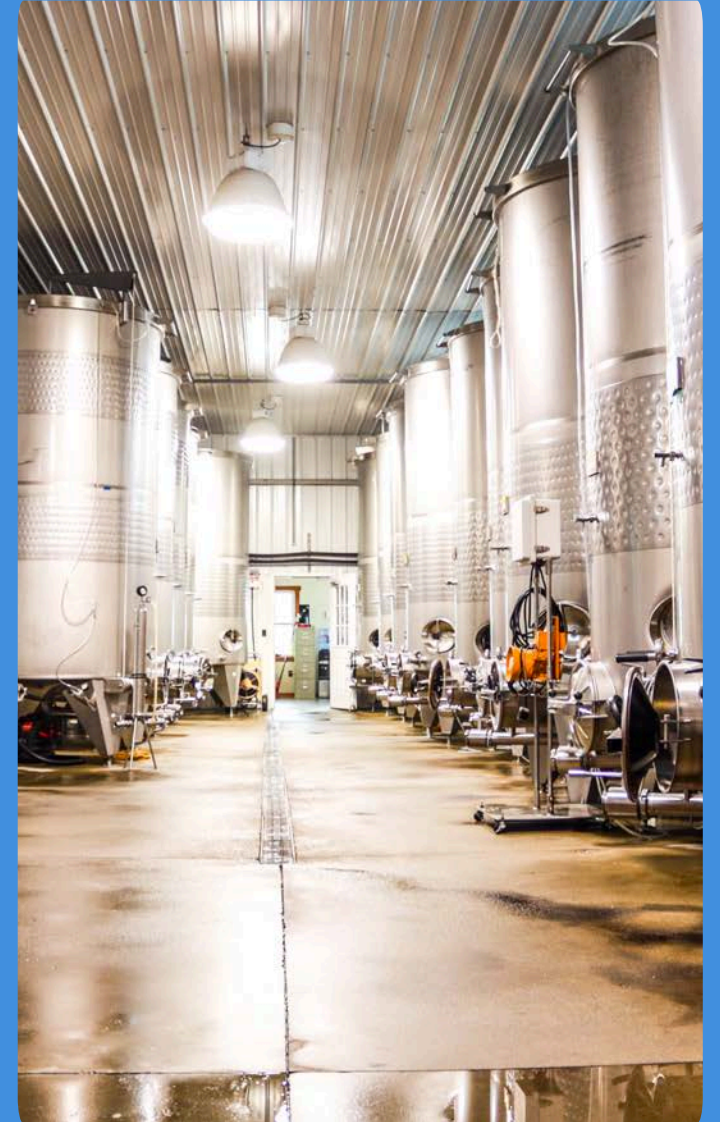


30 SEASONAL VARIETES

Seasonal varieties include: Dry Whites – White October, Chardonnay, Sauvignon, Sauvignon Blanc; Dry Reds – Mad Raven, Merlot, Petit Verdot, R2; Sweet Reds – Raven Rouge, Moon Dreams, Blackberry; Sweet Whites – Autumn Interlude, Vidal Blanc, Passionate Peach; Deserts – Chantilly Lace, Scarlet Raven, Sonata Evening.

High Quality Wine Making Equipment Highlights

- GAI 2506 BOTTLING MACHINE
- GAI 6006 LABELING MACHINE
- 96,000 GALLONS OF STAINLESS & POLY TANKS
- PALL CROSS FLOW FILTER
- CHILLER SCRAPER
- LEES FILTER
- GRAPE PRESS
- COMPLETE LINE OF MODERN WINE MAKING EQUIPMENT



RESTAURANT DINING ROOM

Step into our dining room, where elegance meets comfort in a beautifully appointed setting. The rich hardwood floors and the warm glow of the fireplace create a cozy yet sophisticated ambiance, inviting you to relax and savor your meal. The meticulously designed space balances luxury with approachability, making it the perfect backdrop for a memorable dining experience.

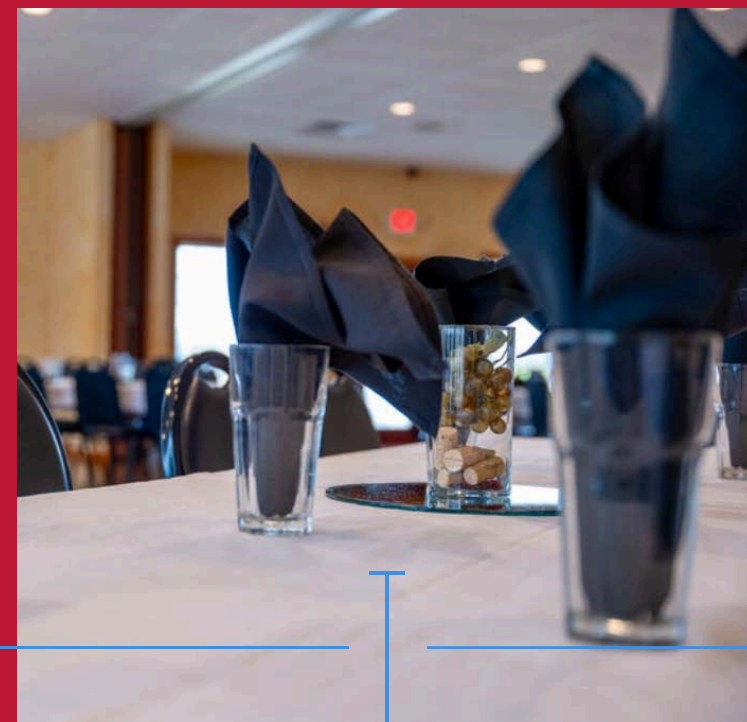
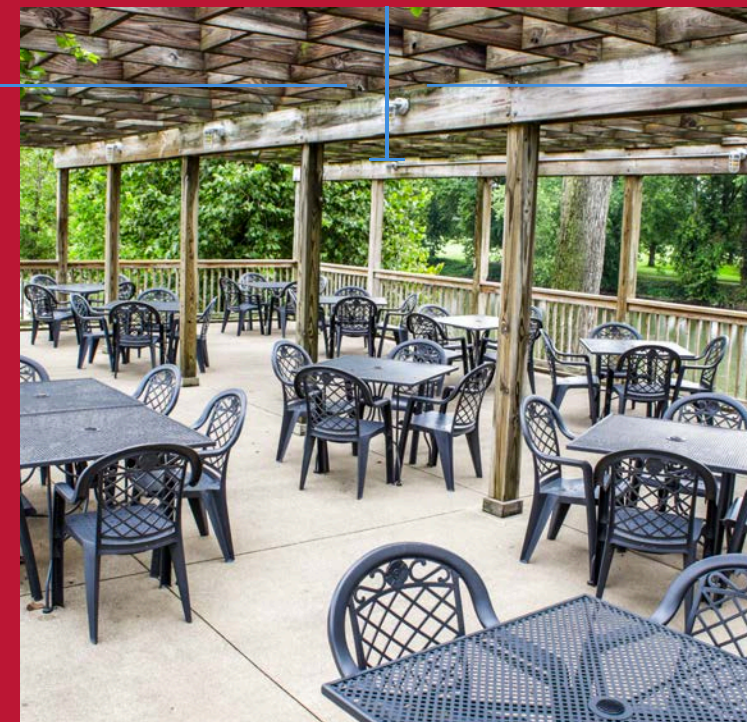
Our menu features high-end cuisine crafted from the finest ingredients, offered at prices that make indulgence accessible. Whether you're enjoying a romantic dinner or celebrating a special occasion, our dining room promises a refined yet inviting atmosphere where exceptional food and impeccable service come together seamlessly.



BANQUET FACILITIES

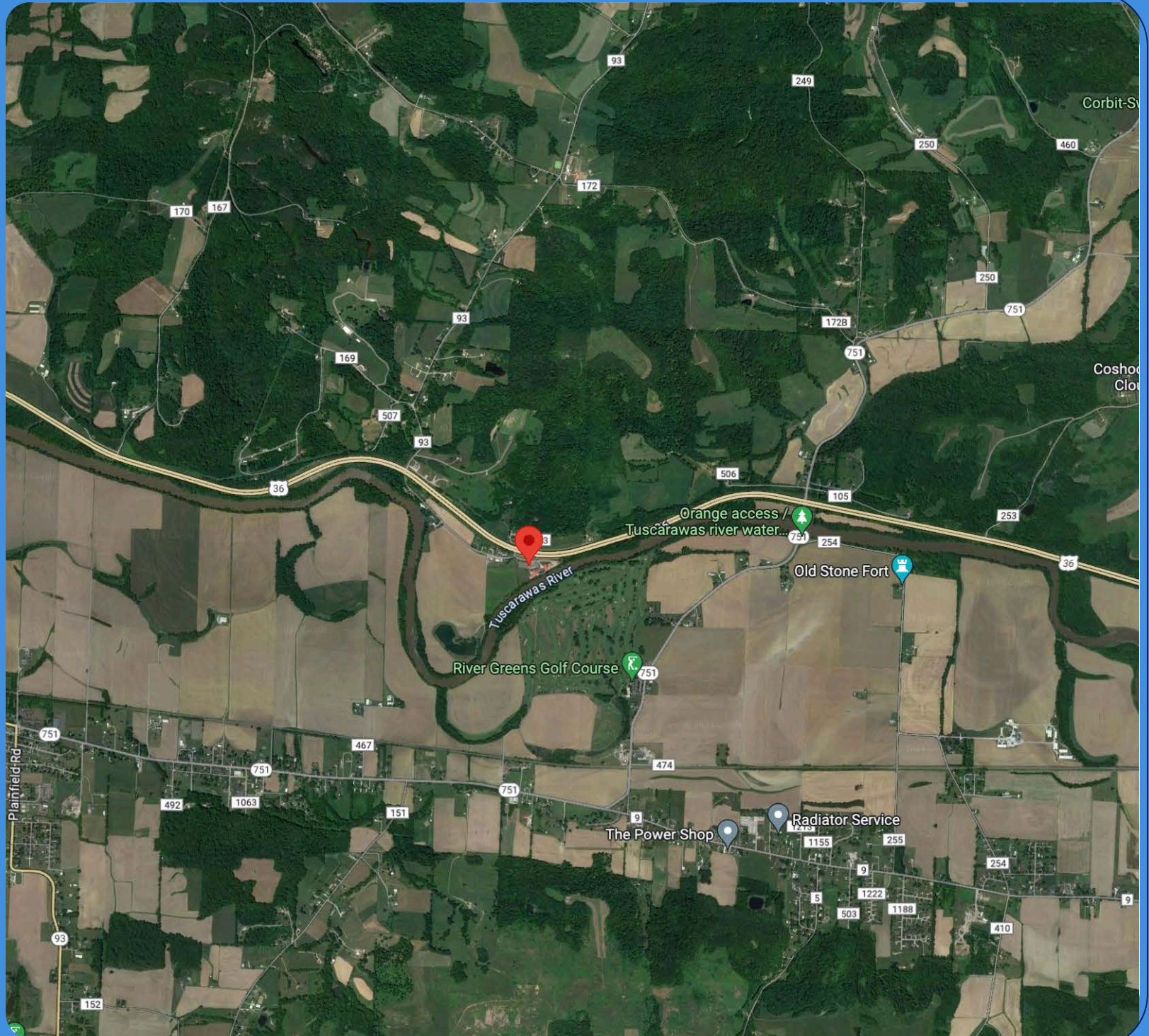
- Two split rooms, combined seating capacity is 187
- Business meetings
- Class reunions
- Bridal Showers
- Rehearsal Dinners
- Wedding Receptions
- Outdoor Ceremony Space
- Beautiful views from every window of the Tuscarawas River
- Affordable elegance
- Beer and Wine packages available

ravensglenn.com



IDEALLY SITUATED IN

SCENIC COSHOCTON COUNTY
ALONG THE TUSCARAWAS
RIVER OFF OF ST RT 36

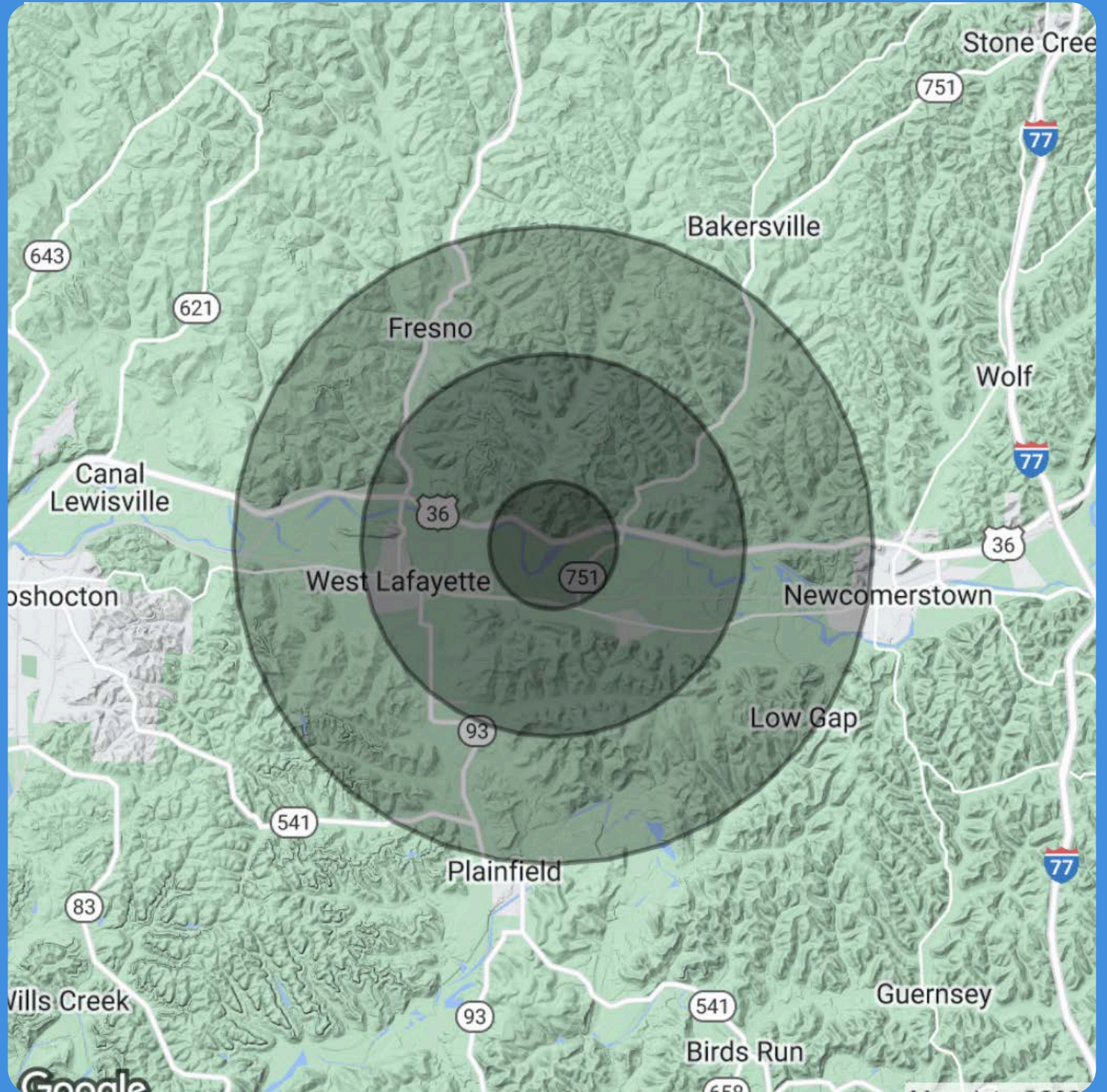


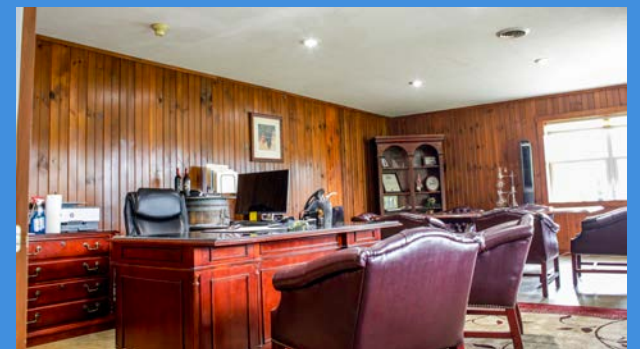
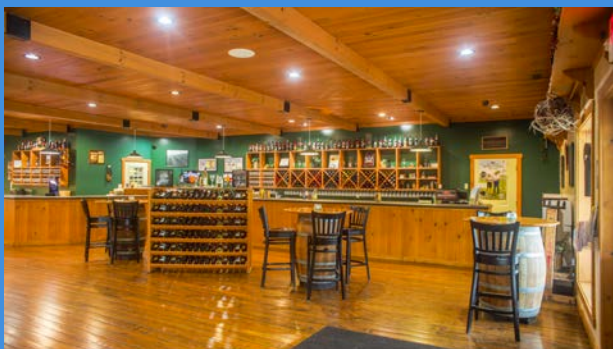
IN THE HEART OF WEST LAFAYETTE

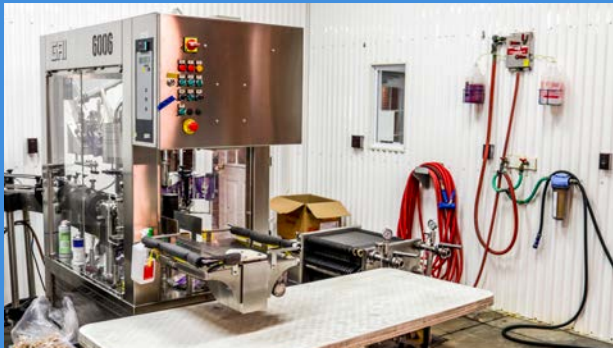
The Village of West Lafayette, Ohio, is located 2 miles South of the intersection of US Highway 36 and Ohio State Route 93 and 7 miles West of the intersection of Interstate Route 77 and US Highway 36.

DEMOGRAPHICS IN 2024

POPULATION	TOTAL HOUSEHOLDS	AVG. HOUSEHOLD INCOME
1 MILE 131	1 MILE 54	1 MILE \$77,792
3 MILES 4,433	3 MILES 1,767	3 MILES \$72,718
5 MILES 7,378	5 MILES 2,954	5 MILES \$74,479









RAVEN'S GLENN WINERY & RESTAURANT

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